

## Issues/Comments in Response to the Proposed Wood Wind Planned Unit Development (PUD) District

*The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of and immediately following the September 6, 2016, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.*

### **General Comments**

1. Is the pace of development in the community sustainable (e.g., schools, infrastructure, services, economic/financial)?

RESPONSE: The buildout of the proposed development is estimated to occur over ten or more years. The population of the entire development is estimated to be approximately 3,163 individuals, which equates to approximately 320 residents on an annual basis. The number of new single-family homes in the entire development is approximately 1,040, which equates to approximately 104 new single-family homes on an annual basis. The number of students in the entire development is estimated to be approximately 598 individuals, which equates to approximately 60 students on an annual basis. The Impact Analysis prepared by O. W. Krohn & Associates, LLP ("Impact Analysis") and the Traffic Study prepared by A & F Engineering ("Traffic Study") indicate that the proposed development will not unreasonably burden the existing services and infrastructure of the City, and will provide sufficient tax revenue to fund the additional services and infrastructure required to support the proposed development.

2. Is it appropriate to restrict development in this area in a manner consistent with the existing AG-SF1: Agriculture / Single-Family Rural District zoning in the area?

RESPONSE: The 2007 Westfield-Washington Township Comprehensive Plan ("Plan") identifies the property as primarily New Suburban, with smaller areas along the western area as Existing Rural Southwest and an area at the intersection of 146<sup>th</sup> Street and Towne Road as Local Commercial. The Plan envisions a local commercial node and a balanced mix and range of single-family detached and attached housing in a variety of price ranges. Restricting future development to AG-SF1 is inconsistent with the stated goals and objectives of the Plan.

3. What is the impact of the proposed development on property values in the area?

RESPONSE: The 2015 Census identifies Westfield's medium home value as approximately \$220,000. The average proposed home value within the Wood Wind PUD exceeds \$440,000. The development plan for the Wood Wind PUD provides buffering for existing residential properties that meet or exceed the requirements of the UDO. The Wood Wind PUD also requires that 215 acres be maintained as Open Space. Thus, the development of the Wood Wind PUD should have a positive effect on property values in the area. If the proposed development is not approved then the likely outcome is that the golf course is closed which could have a negative effect on property values in the area.

4. How does the proposed development impact the long term development of the 146<sup>th</sup> Street corridor between Towne Road and Shelborne Road?

RESPONSE: The proposed development is compatible with the Plan's recommendations for this corridor. It provides for commercial development in the area identified in the Plan as Local Commercial, and for single-family and multi-family development in the areas adjacent to the Local Commercial area. The Traffic Study indicates that the 146<sup>th</sup> Street corridor roadway system will accommodate the increased traffic volume from the proposed development.

### Infrastructure

5. What is the impact on traffic and the road network by the proposed development? How will construction traffic be managed?

RESPONSE: The Traffic Study indicates that minimal roadway improvements are required to accommodate the increased traffic volumes generated by the proposed development. The developer will coordinate construction traffic with City agencies to minimize disruption of traffic in the area. Traffic Impact Fees generated by the proposed development are estimated to exceed \$3,200,000.

6. How will the proposed development impact the bicycle routes in the area?

RESPONSE: The proposed development has an extensive system of pathways, trails and sidewalks that will provide connectivity to existing bicycle routes. The proposed development will include more than 5 ½ miles of pathways, trails and sidewalks.

7. What is the effect on the school district of the proposed development? What is the plan for elementary, middle and high schools? What is the plan for school buses? Will school administration or sports facilities need to expand?

RESPONSE: The Impact Analysis indicates that the Westfield Washington School Corporation has adequate resources to fund new construction to expand its facilities, which is necessary regardless of the proposed development. The Impact Analysis also indicates that the Net Assessed Value per student of the proposed development (\$543,342) exceeds the Net Assessed Value required to educate a student within the Westfield Washington School Corporation District (\$375,000).

8. What is the effect on the police and fire departments of the proposed development? Is there a plan to expand personnel and equipment?

RESPONSE: The Impact Study indicates that the revenues that the City could expect to realize from the proposed development will provide adequate funds to pay for additional City services required to serve the proposed development.

9. Is there water and sanitary sewer capacity to serve this proposed development? What are the planned infrastructure improvements in the area? What is the impact on utility rate payers and tax payers?

RESPONSE: The applicable utility providers have plans to serve the proposed development and surrounding areas. The Impact Study indicates that the proposed development could result in monthly savings to area residents in their utility bills due to economies of scale and providing a larger base of customers to cover the cost of required infrastructure. The cost savings plus direct contributions by the developer are contemplated to exceed \$4,500,000.

### Land Use / Transitions

10. Is the proposed density and location of the various densities appropriate? Does the proposed ordinance establish maximum densities?

RESPONSE: The Wood Wind PUD establishes a maximum number of single-family lots and a maximum number of multi-family units. The proposed development reduces density from south to north and from east to west as recommended by the Plan, with the exception of Area 5, which is justified by the proximity of Area 5 to the commercial area and 146<sup>th</sup> Street.

11. Do the proposed land uses appropriately transition to proposed and existing land uses (e.g., use, connectivity)? Is the proposed development context sensitive enough?

RESPONSE: Buffers along exterior boundaries of the Wood Wind PUD that abut existing residential properties have been revised to meet or exceed the requirements of the UDO. In addition, golf course holes, ponds and other open space have been relocated where feasible to serve as buffers to existing residential properties.

12. Are the proposed buffer yards appropriate? Do buffer yards maintain the rural environment (e.g., reforestation to achieve natural conditions)? Do the proposed buffer yards appropriately buffer existing rural properties?

RESPONSE: Buffers have been revised to meet or exceed the requirements of the UDO, and to incorporate reforestation where appropriate. Additional lots compatible with existing adjacent residential lots have been created.

13. Are apartments appropriate to include in the proposed development? Is sufficient detail included to consider the design of this land use? Will the market support additional apartments in this area of the community?

RESPONSE: Multi-family uses are recognized as appropriate transitional uses from commercial to single-family residential. Architectural standards and character exhibits have been incorporated into the Wood Wind PUD to create a high level of quality and character.

14. Is the proposed commercial area appropriate at this location? How does this proposal compare to the recently considered Harmony PUD District amendment (e.g., architectural theming, land uses)?

RESPONSE: The proposed commercial area is consistent with recommendations of the Plan and the intensity and volume of traffic generated by 146<sup>th</sup> Street. Architectural standards and character exhibits have been incorporated into the Wood Wind PUD to create a high level of quality and character.

15. Are the proposed residential architectural standards adequate?

RESPONSE: The proposed architectural standards and character exhibits are consistent with providing a balanced mix of housing opportunities for different stages of life with a variety of price ranges and comparable to those for other developments in the area.

16. Does the proposed ordinance adequately ensure compliance with the concept plan (e.g., curvilinear street design, location of open spaces and ponds, homes fronting perimeter streets)?

RESPONSE: The Wood Wind PUD expressly requires the property to be developed in substantial compliance with the Concept Plan.

#### **Open Space / Environmental**

17. How does the proposed development impact the quality of ground water? What is the impact on ground water recharge and private wells in the area?

RESPONSE: The proposed development will be serviced by a public water utility and should not negatively impact ground water in the area.

18. What assurances are adequate to ensure preservation of the golf course as an operating public facility or, alternatively, open space? Is a requirement for the golf course to remain operating as a golf course (e.g., 10 years, 20 years) appropriate?

RESPONSE: The Wood Wind PUD expressly requires the golf course to be open and available to the public and remain as Open Space. In addition, the Wood Wind PUD expressly requires the golf course to be subjected to a deed restriction for 40 years.

19. Is it appropriate to encourage the preservation of the golf course? If so, is the proposed

development an acceptable proposal to preserve the golf course?

RESPONSE: The golf course is a historic resource for the community and the only public golf course in Westfield. Westfield residents strongly favor preserving the golf course.

20. Does the property include environmental features that should be preserved? If so, where and how does the development preserve and enhance them?

RESPONSE: Pulte engaged Jud Scott Consulting Arborist LLC to prepare a Woodland Analysis of the project site and has used efforts to preserve natural features that are of a significant character to warrant preservation.

21. Is the quantity and location of open space appropriate?

RESPONSE: The Wood Wind PUD provides for a minimum of 215 acres of Open Space, which represents approximately thirty percent (30%) of Areas 1 through 5 and approximately twenty seven percent (27%) of the entire development. This exceeds the minimum Open Space requirements of the UDO which range from 5% to 20%.

22. Is it appropriate to count the golf course as open space? Is it appropriate to count retention / detention areas as open space?

RESPONSE: The UDO defines "Open Space" as including land used for recreation, which may include Development Amenities. Other PUDs in the City of Westfield that include a golf course include the golf course as Open Space.

23. Are homes located in a manner that preserves the open and scenic views of the area (e.g., large setbacks from perimeter streets, located with respect to natural features)?

RESPONSE: The curvilinear design of the development optimizes views of Open Space, provides for additional street-scape diversity, and minimizes the number of homes that back-up to the perimeter of the proposed development.

24. How will the proposed development impact the light and noise levels in the area?

RESPONSE: Development of any type will generate additional light and noise, but the requirements of the UDO (which are incorporated into the Wood Wind PUD) regulate light emissions and noise.

### **Comprehensive Plan**

25. Is the proposed development consistent with the 2007 Comprehensive Plan (e.g., density transition, open space quantity and transition, types of open space)?

RESPONSE: See detailed analysis of the proposed development's compatibility with the Plan submitted by Pulte.